

6/7/22, 1:02 PM

Park Place Real Estate Management, Inc. Mail - Security Deposits / Prepaid Rent



Tom Kacachos <tkacachos@parkplacerealestate.net>

## Security Deposits / Prepaid Rent

3 messages

Yvette Wall <Yvette@wallcpa.us>

Thu, Jan 13, 2022 at 12:06 PM

To: Tom Kacachos <tkacachos@parkplacerealestate.net>

Cc: "rob@amicus-properties.com" <rob@amicus-properties.com>, "austin@amicus-properties.com" <austin@amicus-properties.com>, William Landis <will@amicus-properties.com>

Hi Tom-

As we approach closing we will need to vet out the security deposit figures that I pulled from the leases for current academic year, and I will have my office duplicate this worksheet for 2022-2023 and I believe you had mentioned a few were leased 2023-2024 (maybe not). Ashley will fill in the blanks for the future leases followed by you blessing it with anything we missed.

We can also add a column to this sheet for the pre-paid rent per person as that will be a closing factor as well.

I would like to focus on the security deposits first then we will shift to pre-paid as we close in.

Thanks Tom,

Yvette

Wall & Associates, CPA

190 Sperry Road

Bethany, CT 06524

203-271-3484 (p)

203-819-7601 (f)

[Yvette@wallcpa.us](mailto:Yvette@wallcpa.us)

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EXHIBIT

tables

2

University of Miami OHIO Rent Roll 2021-2022.xlsx

<https://mail.google.com/mail/u/0/?ik=41b9b71ec7&view=pt&search=all&permthid=thread-f%3A1721871277247710595&simpl=msg-f%3A17218712772...> 1/2

6/7/22, 1:02 PM

Park Place Real Estate Management, Inc. Mail - Security Deposits / Prepaid Rent

 47K

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Yvette Wall <Yvette@wallcpa.us>

Tue, Jan 18, 2022 at 7:44 AM

To: Tom Kacachos <tkacachos@parkplacerealestate.net>, "rob@amicus-properties.com" <rob@amicus-properties.com>, "austin@amicus-properties.com" <austin@amicus-properties.com>

Hi Tom – can you let me know on this, thank you!

[Quoted text hidden]

 University of Miami OHIO Rent Roll 2021-2022.xlsx

47K

Tom Kacachos <tkacachos@parkplacerealestate.net>

Tue, Jan 18, 2022 at 8:14 AM

To: Yvette Wall <Yvette@wallcpa.us>

Cc: Rob Abelson <rob@amicus-properties.com>, Austin Brooks <austin@amicus-properties.com>

Yes. I should have our total deposit numbers today. Thanks.

[Quoted text hidden]

6/7/22, 1:04 PM

Park Place Real Estate Management, Inc. Mail - Deposits 1/19/22



Tom Kacachos <tkacachos@parkplacerealestate.net>

## Deposits 1/19/22

3 messages

**Tom Kacachos** <tkacachos@parkplacerealestate.net> Wed, Jan 19, 2022 at 7:44 AM  
To: Yvette Wall <yvette@wallcpa.us>, Rob Abelson <rob@amicus-properties.com>, Austin Brooks <austin@amicus-properties.com>

Yvette,

We are very close. Renee is sick today so I can't finalize our numbers due to a few minor discrepancies. The overall budget number is looking like \$975,000. Thanks.

--  
Tom Kacachos, E.B.  
Vice President  
Park Place Real Estate  
116 E High Street  
Oxford, OH 45056  
(513) 883-0744  
[www.ParkPlaceRealEstate.net](http://www.ParkPlaceRealEstate.net)

**Yvette Wall** <Yvette@wallcpa.us> Wed, Jan 19, 2022 at 7:52 AM  
To: Tom Kacachos <tkacachos@parkplacerealestate.net>, Rob Abelson <rob@amicus-properties.com>, Austin Brooks <austin@amicus-properties.com>

No worries. I am working at about 50% myself, down with the virus as well.

[Quoted text hidden]

**Tom Kacachos** <tkacachos@parkplacerealestate.net>  
To: Yvette Wall <Yvette@wallcpa.us>  
Cc: Rob Abelson <rob@amicus-properties.com>, Austin Brooks <austin@amicus-properties.com>

Wed, Jan 19, 2022 at 7:54 AM

Feel better.

[Quoted text hidden]

6/7/22, 1:00 PM

Park Place Real Estate Management, Inc. Mail - Deposit Transfer



Tom Kacachos <tkacachos@parkplacerealestate.net>

## Deposit Transfer

1 message

Tom Kacachos <tkacachos@parkplacerealestate.net>

Mon, Jan 24, 2022 at 12:49 PM

To: Yvette Wall <yvette@wallcpa.us>, Rob Abelson <rob@amicus-properties.com>, Austin Brooks <austin@amicus-properties.com>

It looks like \$980,423.

--  
Tom Kacachos, P.E.  
Vice President  
Park Place Real Estate  
116 E High Street  
Oxford, OH 45056  
(513) 839-0344  
[www.ParkPlaceRealEstate.net](http://www.ParkPlaceRealEstate.net)

 **deposits 2022.pdf**  
81K

## Deposits Collected January 24, 2022

	21 22	22 23	TW	21 22	22 23	
			3 E Walnut TW	6,400	0	Renewal Units 22 23
22 N Elm HH	6,400	6,400	15 W Church TW	18,000	7,200	303 N Poplar
100 S Campus HH	8,800	8,000	28 W Walnut TW	15,300	9,000	3 E Walnut
101 E Collins HH	9,600	8,000	112 N Tallawanda TW	6,400	4,800	205 E Church
114 E Collins HH	8,010	8,000	114 Tallawanda TW	6,400	4,000	26 A
116 W church HH	9,610	9,600	115 Bishop TW	7,200	7,200	33 B
116 W Collins HH	6,405	5,600	116 N Elm TW	8,000	4,800	301 Walnut
118 W Church	3,600	3,600	116 N Tallawanda TW	6,500	4,800	
117 E Church HH	6,400	1,600	118 W Collins TW	3,600	3,600	
123 E Church HH	6,400	6,400	120 S Main TW	12,162	11,954	
211 N University HH	0	3,600	122 S College TW	4,800	4,800	22 23
302.5 S Main	3,600	3,600	129 W Walnut TW	9,600	4,000	15 W Church 202 2,700
303 N Poplar	2,400	0	201 E church TW	9,309	6,400	15 W church 401 3,600
302 S Main HH	3,600	2,700	205 E Church TW	3,600	0	15 W church 402 900
305 N Poplar HH KF	4,000	4,000	209 W Walnut TW	6,400	6,400	
309 S Main HH	5,485	3,200	212 N University TW	9,600	5,600	201 Walnut 2,700
313 University 101	3,600	3,600	215 S College TW	7,200	6,400	202 Walnut 2,700
313 Univ 201	3,600	3,600	223 N University TW	4,000	4,000	301 Walnut 1,800
	91,510	81,500	315 S Main TW	6,400	5,930	401 Walnut 1,800
		313 S Main		2,400	2,400	
		319 E Vine TW		8,000	8,000	
CALISTA		321 E Vine TW		4,800	4,800	
200 W Church Cal	6,400	6,400	415 E Withdraw TW	3,600	3,600	
7 E W CALISTA	6,400	6,400	417 E Withdraw TW	6,400	6,400	
210 W Collins	6,400	5,260	421 423 E Withdraw	7,200	6,300	
Callista 201	3,600	2,700		183,271	132,384	
Callista 202	3,600	3,600				
Callista 203	3,600	900				
Callista 301	3,600	3,600	Dollar			
Callista 302	3,600	1,800	10 W Park Place DI	3,600	2,700	
Callista 303	3,600	3,600	10 B	3,600	3,600	
940 Silvoor Cal	3,200	2,400	26 W High DI	3,600	1,800	
314 N University Cal	3,200	0	26 B	3,600	2,700	
	47,200	36,660	26 C	3,600	3,600	
BELLA		28 W High DI		3,600	3,600	
20 Bella Place A BP	3,600	3,600	28 B	3,600	3,600	
20 B	3,600	2,700	28 C	3,600	2,700	
20 C	3,600	2,700	32 W High DI A & B	5,400	5,400	
33 Bella Place A BP	3,600	3,600	115 Beech DOLLAR	9,600	8,400	
33 B	3,600	900	126 E Church DOLLAR	6,400	3,200	
33 C	3,600	2,700	131 E Church DOLLAR	6,400	5,600	
45 Bella Place BP	3,600	3,600		56,600	46,900	
45 B	3,600	3,500				
45 C	3,600	3,600				
	32,400	26,900				

Total House/Uptown	735,325	21 22 Deposits	410,981
		22 23 Deposits	324,344
Commercial Deposits			
32 W High	24,000	Total Commercial	45,800
30 W Walnut	14,400		
17 W Church	7,400		

NES	21 22		22 23		Uhouse	21 22		22 23		Renewal Units	22 23
	21	22	22	23		21	22	22	23		
311 A		1,500			215 1A		1,500		1,500		319 A
311 B		1,500			215 2A		1,500		0		125 Plum
311 C		1,500			215 1E		1,500				127 Plum
311 D		1,500			215 2E		1,500				215 2A
311 E		1,100			215 3E		1,500		1,500		215 4E
315 A		1,500			215 4E		1,700		0		218 2D
315 B		900			215 5E		0		2,250		218 2F
315 C		1,200		1,500	215 6E		0		2,250		218 2H
315 D		1,500			215 1W		1,500				
315 E		1,100			215 2W		1,500		1,500		
316 A		0			215 3W		1,500				
316 B		1,500			215 4W		1,500		1,500		
316 C		800			215 5W		1,500		1,500		
316 D		750			215 6W		1,500		1,500		
316 E		1,500			215 18 1C		6,400		5,600		
319 A		1,500		0	218 1A		0				
319 B		750			218 2A		1,500				
319 C		1,500		1,500	218 3A		1,500				
319 D		1,500		1,500	218 1B		0				
319 E		2,250			218 2B		2,250				
320 A		1,500			218 3B		2,250				
320 B		900			218 1C		1,500				
320 C		950			218 2C		0				
320 D		0			218 3C		0				
320 E		1,500			218 1D		0		750		
320 F		0			218 2D		1,500		0		
321 A		900			218 3D		1,500				
321 B		1,500			218 1E		0				
321 C		800			218 2E		0				
321 D		1,500			218 3E		0				
322 A		1,500			218 2F		1,500		750		
322 B		0			218 3F		1,500				
322 C		1,200			218 1G		0				
322 D		1,500		1,500	218 2G		0				
322 E		1,500		750	218 3G		0				
322 F		1,500			218 1H		1,500		750		
324 S Poplar		4,800		4,800	218 2H		1,500		1,500		
326 S Poplar		4,800		4,800	218 3H		1,500				
		51,700		16,350	15 E Vine		6,400		3,200		
					212 N Poplar		4,800		800		
							55,300		26,850		

Plum Street	21 22		22 23		23 24 Houses	21 22		22 23		23 24 Houses	
	21	22	22	23		21	22	22	23		
	113	800			3 E Walnut		4,800				
	115	800			101 E Collins		8,000				
	117	750			120 S Main		8,600				
	119	850			126 E Church		6,423				
	121	1,500		1,500	201 E Church		9,600				
	123	800					37,423				
	125	1,500		0							
	127	900		0	Grand Total		980,423				
	129	750		750							
	131	775									
		9425		2250							

Total Apartments 161,875